



The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



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LINKHOMES
ESTATE AGENTS



Flat 7 Kingsbridge Court, Kingsbridge Road, Poole, Dorset, BH14 8TL

Guide Price £105,000

**** NO FORWARD CHAIN ** SINGLE GARAGE ** PERFECT FIRST TIME BUY OR INVESTMENT PROPERTY **** Link Homes Estate Agents are delighted to present for sale this second floor studio flat situated in the sought-after BH14 postcode. Being sold with no forward chain and benefitting from an array of fine features including an open-plan kitchen/living space/bedroom, a separate three-piece bathroom suite, a single garage and a share of the freehold. Located in a conversion of just eight apartments, this studio would make the perfect first time buy or investment property.

Kingsbridge Court is located on Kingsbridge Road which is centrally-positioned between Penn Hill and Ashley Cross which both offer a variety of independent bars, restaurants, hairdressers, barbers, coffee shops, all within walking distance. Just a short drive away you can find Redlands Retail Park, White Cliff Harbourside Park, Poole Park, The Dolphin Centre, Poole Hospital and Poole/Bournemouth's famous blue flag sandy beaches. Parkstone Train Station is just 0.5 miles away and connects to the mainline which takes you directly to London Waterloo. Locations don't get much better!



Second Floor

Entrance Hallway

Coved ceiling, ceiling light, smoke alarm, front door to the side aspect, coat hooks and carpeted flooring.

Open Plan Kitchen/Living Room/Bedroom

Coved ceiling, ceiling lights, smoke alarm, downlights, UPVC double glazed windows to the side aspect, wooden frame Velux-style window to the rear aspect, eaves storage, electric heater, entry phone system, power points, wooden shelf, cupboard with the consumer unit enclosed, wall and base fitted units, space for a washing machine, stainless steel sink with drainer, tiled splash back, four-point induction hob with integrated oven and extractor fan, television point and partial vinyl flooring and mostly carpeted flooring.

Bathroom

Smooth set ceiling, double glazed wooden framed Velux-style window to the front aspect, ceiling light, 'Dimplex' fitted heater, single enclosed electric shower, toilet, pedestal sink, tiled walls, wall mounted light, fitted mirror and vinyl flooring.



Outside

Garage

Flat roof, in a block.

Agents Notes

Useful Information

Tenure: Share of Freehold
Lease Length: 999 years from 1st January 2016
Ground Rent: £0
Service Charge: Approximately £1,450 per annum.
Managing Agents: Clear Property Management
Rentals are permitted.
Holiday lets are not permitted.
Pets are not permitted.
EPC: D
Council Tax Band: A - Approximately £1,503.29 per annum.

Stamp Duty

First Time Buyer: £0
Moving Home: £0
Additional Property: £5,250